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**Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety and Inspections
Architectural Access Board**

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COMMISSIONER, DIVISION OF
PROFESSIONAL LICENSURE

THOMAS HOPKINS
EXECUTIVE DIRECTOR

Board Meeting Minutes – February 26, 2018 9:00 a.m.
One Ashburton Place, 21st Floor, Conference Room 3

Present Board Members:

- Walter White
- Jane Hardin (JH) (Left early)
- Andrew Bedar (AB)
- Jeff Dougan, Massachusetts Office on Disability (EB)
- Ray Glazier (RG)
- Dawn Guarriello (DG)
- David Johnson (DJ)
- Patricia Mendez, (PM)

Also in Attendance:

- Thomas Hopkins, Executive Director (TH)
- Karen Brann, Program Coordinator/Clerk for the Board (KB)

Board Members not in Attendance:

- Harold Rhodes (HR)

- Meeting began approximately 9:00 a.m.

WW, AB, PM, JH, JD, GD, RG, DJ

Incoming Case Review:

1) Retro Fits at Various Locations, Auburn, Swansea, Brockton, Holbrook, Whitman (V17-326)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

JD motioned to grant as proposed on the condition that when the sidewalks are redone during a future project, the items will be addressed or a future variance be applied for.

JH seconded. RG abstained.

PM - Cross slopes higher than four.

JD - On all drawings, none of the curb cuts are out of compliance.

PM – width of sidewalks.

DG – Only one width concerned me 2.58.

PM – 326, ramp 22313, AAB 53

DJ – AAB 53 it is where they are trying to meet the existing. The curb cut is compliant. Most curb cuts are accessible.

2) Ramps at Various Locations, Auburn, Framingham, Gardner, Marlborough, Milford, Oxford (V17-327)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

JD motioned to grant as proposed on the condition that when the sidewalks are redone during a future project, the items will be addressed or a future variance be applied for.

JH seconded. RG abstained.

3) The New Mulcahey Elementary School, 24 Clifford Street, Taunton (V18-022)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New school construction grades pre k – 4. Seeking relief from class room sink depths 12.4. The petitioner proposes 30 inches to meet child use needs.

DG motioned to grant. JD seconded, passed unanimously.

4) AFO Theatre, 22 Academy Street, Arlington (V18-026)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Replace existing lift. 3.3.1A, work performed. Lift will comply except for 26.6.2 lift wall to enter recess greater than 6 inches. There is a buzzer for usher to assist using the lift.

JD motioned to grant on the condition that an automatic door opener be installed.

RG seconded, passed unanimously.

5) Barn, 317 / 341 Virginia Road, Concord (V18-027)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New building built in 2015. The barn has a toilet room for public use. No interior door. In reviewing the plans, the sink is on the wrong wall and no grab bars. The petitioner is asking for relief for the distance from the centerline to the short wall.

RG motioned to continue for more information. JD seconded. Passed unanimously.

6) Tolles Parsons Center, 500 Washington Street, Wellesley (V18-028)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New construction. 3.2. Petitioner is seeking relief from 20.6.1 and 20.6.2, installation of water hydration fountains. They look like protruding objects. Project is complete.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

RG motioned to deny. JD seconded. Passed unanimously.

7) Trammel Crow, 77 Boston Road, Billerica (V18-029)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

178 unit rental housing. 6 new buildings. 3.2. The petitioner is seeking sink variances.

JD motioned to grant with the usual sink conditions. RG seconded, passed unanimously.

8) Chauncy Court, 18-26 Chauncy Street, Cambridge (V18-030)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Four story building with basement. Renovating basement and adding nine, 1 bedroom units.

Rehabbing six existing units. Less than 30%. Tenants access first floor only. Once inside there are stairs to basement. Requesting relief from 25.1. Because it is existing no group 1 required, below 30% no group 2A required.

JD motioned to grant on the condition that the interior and exterior stairs comply, with 521 CMR. DG seconded, passed unanimously.

9) The Flying Church, 198 Main Street, Great Barrington (V18-031)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Existing building that was a former church. 4 retail spaces that are accessible on ground floor at grade level. Above floor has an 80 seat restaurant, accessible by ramp. Second floor, employee office and two new residential apartments. Seeking two variances.

1) Seeking relief from 28.1 vertical access.

RG motioned to grant as proposed for this use only with an affidavit stating the second floor is employee only and / or residential maximum of two units. DJ seconded, passed unanimously.

2nd variance

JD motioned to grant on the condition that the seating is to be used as overflow seating only. RG seconded, passed unanimously.

10) Bank Building, 355 Main Street, Woburn (V18-032)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Two story building. Would like to install lift to enter the bank. Building inspector says ramp is feasible 28.12.1e. The lift cost is \$42,000 ramp cost is \$89,000- 91,000.

RG motioned to deny, supporting the building official. JD seconded, passed unanimously.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

11) Four Story Mixed Use, 145 Munroe Street, Lynn (V18-033)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The project is a remodel, reconstruction of a four story mixed use building. Top three floors renovated into 15 apartments. 10.1 is required. Exempt from group 1 and group 2a. There is an existing elevator in the building. The issue is the elevator car size 31 x 61 door with 36 inches. The petitioner is seeking relief from 28.7 cab size exception.

*JD motioned to grant with the condition the Board is provided drawings of the actual shaft conditions, the dimensions of cab and how it fits in the shaft. RD seconded.
Passed unanimously*

12) Five Story Mixed Use, 52 Temple Place, Boston (V18-034)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Five story building with basement and sub-basement. Restaurant on first and basement, engineering office on 2 and 3, law firm on 4 and 5. Fit out of first floor and basement into new restaurant. Seeking 5 variances.

1 – Sloped entry way. Landing exceeds 2% at front entry.

JD motioned to grant as proposed. DG seconded. Passed unanimously.

2 - Existing stair first floor lobby common area.

JD motioned to grant on condition the stair remains blocked off. RG seconded. Passed unanimously.

3 - Handrail requirement 27.4.1 proposing to create new outer handrails and leave interior as is.

*JD motioned to grant on the condition the wall side handrails comply with 521 CMR.
AB seconded, passed unanimously.*

4 – Elevator lobby height of buttons in elevator lobby

DJ motioned to grant as proposed. DG seconded, passed unanimously.

5 – Elevator interior cab buttons.

JD motioned to grant DG seconded, passed unanimously

WW left the room.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

13) Academy of Arts and Sciences Building, 28 Newbury Street, Boston (V18-035)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

Four level building. Retail and support space servicing one tenant. Renovated and reconfigured.

Full compliance has been triggered.

Existing lift platform dimension. 28.12.2b

JD motioned to grant as proposed. DG seconded, passed unanimously.

WW came back to the room.

14) 155 Dwelling Units, 30 Loring Boulevard, Plymouth (V18-036)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

New construction 3.2. Phase 1, 4 stories. The petitioner is requesting a variance for sinks.

JD motioned to grant on sink variance with the usual conditions.

DG seconded, passed unanimously.

DG left the room

PM left the room

DJ Left the room

15) Café Hayshi, 447 Turnpike Street, South Easton, 18-046 and C10- 097

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The petitioner requested to waive the two week waiting period.

JD motioned to wave the two week waiting period. RG seconded.

The Board received a letter from Bill shine regarding a parking complaint from 2010.

Tenant requests relief from 30.7.1 in men's and woman's rooms. Tenant shouldn't be punished because of land lord. Certificate of Occupancy expires in March.

DJ came back to the room.

Don't need relief from 30.6.1

RG motioned to grant relief from 30.7.1 for toilet dimensions and no variance is required for 30.6.1. JH seconded. Passed unanimously.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

JD motioned to have the Board's staff investigate the parking complaint status and notify the appropriate parties. JH seconded, passed unanimously.

16) Whole Foods Shrewsbury V18-050

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The petitioner requested to waive the two week waiting period.

JH motioned to waive the two week waiting period. AB seconded, passed unanimously.

PM DG came back.

JD left the room

No service counters. Patty Sheehan gave a temporary certificate of occupancy. They gave us a variance.

JD came back into the room

The petitioner is asking to do the design they are presenting. Ms. Sheehan does not approve.

RG motioned to deny. DG seconded, passed unanimously.

JD motioned to extend the TCO for 6 months with the condition there is a written policy on how customers will be served during this temporary period. JH seconded, passed unanimously

17) New 13 Story, 190-210 Pier 4 Boulevard, Boston (V18-001)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

AAB jurisdiction 3.2.

Seeking relief for depths of alternative stall in restroom. Dimensions will meet ADA standards and new 521 CMR code. The petitioner is asking to reconsider previous vote.

JD motioned to reopen. JH seconded, passed unanimously.

~~*JD motioned to grant as proposed. DG seconded, passed unanimously.*~~

JD withdrew his motion.

RG motioned to vacate the denial and grant as proposed. DG seconded, passed unanimously.

18) Advisory Opinion

- Joe Milani, Kaestle Boos Associates, Inc.

Do rental / leasing costs contribute to the cost thresholds for compliance?

Temporary boilers could be used for long term on the project.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Temporary boilers for possible long term.

DG motioned to confirm that the associated costs contribute to the cost of threshold of compliance. RG seconded, passed unanimously.

19) 14 David G. Mugar Way, 14 David G. Mugar Way, Boston (V17-306)

Exhibit – Variance Application, amendment and associated documents

Mr. Hopkins presented the Variance Application, amendment and associated documents.

On 12/11/17 the Board granted all but two items for stair 1 in the building. 26.6.3 and 26.6.4. A new egress stair is to be provided in the building. Amendment was submitted, we asked for cost, it is \$77,000. They are providing a fully compliant stair.

JH motioned to grant as proposed. JD seconded, passed unanimously.

Hearings

11:00am - Multiple Family, Multiple Locations, Boston (V17-329) Variance Hearing

Exhibit #1 AAB 1-39

Exhibit #2 Drawing of proposed new laundry room 286 Roxbury Street.

RG, JD, WW, JH, AB, DG, PM, DJ

Becky Carpenter (BC) The Architectural Team

The parties were sworn in by the Chair.

BC – Project is in Roxbury includes 18 buildings. Vary from 1 to 6 bedrooms. 9 are exempt from chapter 10.

Seven buildings have more than 12 units. There are three buildings in Roxbury, AAB 31 – property line is at sidewalk, 8 steps up to building. 42 Lawrence Ave has 1 step up inside the building you go up three steps. 105-111 Lawrence 1 to 3 steps up to the building.

Mt. Pleasant there is at least 4 steps. Roxbury Street is at sidewalk, up three steps on one side and 5 on the other.

There is no parking at the building other than what we are making accessible.

286 Gardner no elevator. Making units on ground floor accessible. Proposing to adjust threshold.

22-24 Greenville has 7 accessible units. Proposing to reuse the shaft of the existing elevator.

We have 6 bedroom ground floor, 3 and 2 on next floors.

Matt Henzy, JPNDC arrived.

Mr. Henzy was sworn in by the chair.

BC – Laundry room.

Roxbury Street is also the management office. 12 inch step, we are landlocked. Residents need access to meet with management. Proposing some office space to be used as meeting space.

JD - Management office currently there. Are interactions going to happen there?

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

BC – Proposing they do so here (show on map)
 Community room on second floor accessed by stair. Room is used about 6 times a year.
 MH - Also community room management, it will be under JPNDC mgt in a few months. Use other buildings that are accessible more than the space just described.
 WW- What is the condition of the stairway?
 BC – It is pretty modern. Don't know the answer offhand.
 DG - How deep is the wall.
 DG – Would probably need a variance. It is quite thick to grab the hardware.
 JH –Looking at AAB 32 photo 6, there was an elevator? What happened to it?
 BD – It was decommissioned.
 JH – Can it be made useful?
 MH – Lawrence St elevator – it was walled in 20 years ago. Investigation to recommission. It wouldn't meet code.
 WW- Do you have costs estimates?
 BC – No. We are doing a variety of work. There are stairs to get up to the elevator.
 WW- Some people can use stairs to get into a building and then use the elevator.
 MH – We are under agreement with current ownership.
 JD – If it was walled off 20 years maintenance of accessible features, they may not have been able to do it by right. If done prior to 96 it might not have applied. After 96 applied.
 MH – I think we have the info. Eagle Elevator did a report.
 PM- For this property vertical access would be a great improvement and value to units.
 WW- Would need to look at that.
 JD – Portfolio over all you will be keeping at least 5% group two.
 BD – yes
 AB – The walled off elevators is it sheet rock.
 MH – yes
 MH – It is budget prohibitive. Major rehab. Putting in \$100,000 for the elevator is challenging.
 JD – Could apply for time.
 JD - Staring on p. 27 section 10 common use in multiple dwelling.
 BC – 24-26 Gardner Street no longer laundry accessible. Laundry will be provided at Roxbury Street.
 10.1 would be for office and community spaces.
 JD – asking 40-42.....

JD motioned to grant on the first three bullets. JH seconded, passed unanimously

286 accessible route. How do they get management attention to have a meeting.
 BC – We can provide signage.

JD motioned to grant on 521 CMR 10.0 with the condition a policy is put in place, there is visible signage, the petitioner is to work with AAB and to find out the condition of the stair compliance 270- 286 Roxbury. 10.1 JH seconded, passed unanimously.

*JD motioned regarding the community room 270-286 Roxbury, motion to grant on 10.1 on the condition a policy is put in place, there is visible signage and the petitioner is to work with AAB.
 DG seconded, passed unanimously.*

~~10.3~~

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

~~PM motioned to continue for compliance condition of the level changes and slopes on the city sidewalk at 270-286 Roxbury Street. JD seconded, passed unanimously.~~

Parking spacing 2-24 Greenville
JD is parking close to both accessible buildings.
BC – not really.

JD - Are those four square pictures the neighborhood?
BC - yes
MH – Greenville will have accessible spaces.

JD motioned to grant on 10.3. JH seconded, passed unanimously.

Laundry facilities variance request 268 will have a laundry.

JD motioned to continue on 10.8 with additional information on the proposed door wall to make sure compliance can be met 10.8

TH – Public side walk is not in our jurisdiction until the city works on it.

JD motion on 20.1 request is not needed, due to no jurisdiction. RG seconded, passed unanimously.

PM withdrew motion on 10.3. JS seconded. Passed unanimously

JD motioned to grant on 10.2 on the condition the current existing sidewalk information is provided for 286 Roxbury. JH seconded, passed unanimously.

JD motioned 20.8 isn't required due to lack of jurisdiction. RG seconded.

25.3 vestibule

JD motioned to grant. DG seconded. Passed unanimously.

1:00pm –Bishop Fenwick High School, 9 Margin Street, Peabody (V17-288) Variance Hearing
Exhibit #1 AAB 1-52

RG, JD, WW, JH, PM, AB, DG, DJ

Dennis Gray (DG)

The party was sworn in by the Chair.

TH – The Petitioner is asking for time for five variances. Phase two seeking time until 2019. We want to understand how the work in phase two will be funded.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

DG – The school tells me they are content to fund the project and completed by 2019. The first phase is funded by the Archdiocese. Phase 1 will start in June and be completed by December.

RG – the door hardware is not a major expense and can it be done soon?

DG – some has been ungraded. Every class room has a recessed door. One option is to knock away the wall and create the space the other is to install auto door openers. Class Room doors.

JH – in light of recent events, some things regarding keeping doors open might change.

RH – can lever handles be considered phase 1 not phase 2?

DG – in first phase bid packets they have created alternates they would like to do but might not be able to do.

DG - Changing out the hardware to be levers.

Report back on the cost of changing levers now.

RG – two years but phase one, three alternates what are they?

DG – covered walkway – creating new entry on left of it and remove the walkway.

Air conditioning of library level on 2nd floor.

Extended entry way – one is a performance area.

Not related to access.

RG motioned to grant the time variance to January 3, 2020 with updates every 6 months, starting July 2018 on the progress on phase 2, on the condition that all of the accessibility related items be done in phase 1, and continue a cost estimate for door levers to be reported back to the Executive Director within 30 days for review by the Board. JD seconded, passed unanimously.

DG – applying for a building permit in April, May, will anything effect the building permit?

Jane left for the day.

20) Proposed Chiropractic Office, 1620 Beacon Street, Brookline (V18-018)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

First heard 2/5 and denied the application. TH met with Dr. and architect they are working on creating an accessible entry. Aiming for March 1, 2018 opening date. A hearing is scheduled for 4/9/18, need a vote to allow a temporary certificate of occupancy for opening on 3/1/18.

JD motioned to grant the Temporary Certificate of Occupancy.

RG seconded, passed unanimously.

21) Lobstah on a Roll 537 Columbus Ave. Boston

TH met with owner and architect. Space will now offer interior and exterior seating instead of takeout. Very small space. Getting paperwork ready with the city. On 2/23 they submitted a letter indicating they will install accessible buzzer to have food delivered to outside, lighted board, order food from outside area, website language and offer delivery of food to homes. 30, 28 and 25. Not a lot of spending.

30 bathroom on 2nd

28.1 There was an apartment they took it out and created mezzanine.

DG motioned for a hearing. PM seconded, passed unanimously.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

22) Beaver Country Day School, 791 Hammond Street, Brookline (V17-336)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

The Board previously voted to continue the request for 14.6, route to stage not being directly in the venue. We received a letter from the Brookline Commission supporting approval with caution. An elevator is present at back of stage, route is short and straight forward. The school has pledged in the past to hold and continues to pledge event with people asked to come forward to the front of the seating area not stage.

DG motioned to grant as proposed provided they have a written policy in place including the conditions from the Brookline Commission on Disability. AB seconded, passed unanimously.

23) Fontbonne Academy, Milton

Walter White recused himself.

JD on page 3, five items

1 –

GD motioned to grant on 14.4.1. PM seconded, passed unanimously.

2- 14.4.3

PM motioned to grant on 14.4.3. GD seconded. Passed unanimously.

3 – 24.2.2 and 24.4.4

DG motioned to grant. PM seconded, passed unanimously.

4) - 24.5.1

RG motioned to grant with condition that the two rails on the wall side comply. DG seconded. Passed unanimously.

5) 2.4.4b and 2.4.4a

PM motioned to grant. RG seconded, passed unanimously.

2:00pm – Zion Church Ministries, 757 Broadway, Everett (V17-323) Variance Hearing

Exhibit #1 Hearing Packet AAB 1-63

Exhibit #2 – Additional property card

Exhibit #3 – Video of interior and exterior of church

RG JD WW PM AB DG DJ

Bishop Robert Brown

Bishop Regina E. Shearer

Deverne Moore

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Erica Jarvis

All parties were sworn in.

EJ – We have a building that takes up the entire lot line. Physical restrictions. Because of restrictions we have a limited area for wheelchair lift. We did what we thought was best in where we placed the lift. AAB 20 assessors map showing building takes up the entire lot line. AAB 62 and 63 shows basement. Pages AAB 58-58 shows sanctuary and physical limitations in placing the lift.

The lift does not serve upper floors because space is limited.

RB- I have a video that shows the up and down.

WW- do you have a plan for lift

EJ – AAB 55, top right alcove, 5 foot radius has a lift situated right there, the lift will be brought in after a majority of construction. AAB 32 where existing door is we plan to cut open an area there will be a door that will swing out and have access to lift. Didn't want the door to swing in to the street.

WW- Where will that lift get you?

EJ – Fellowship Hall in the lower sanctuary. The building is two stories.

WW- Did you have an architect look at this.

EJ – No. We have a building permit.

EJ – Doing project under the guidance of the building official.

DG – AAB 22 55 69, 3,023 on main level

WW- What is the height of the building?

WW- One floor is 3,000 and ceiling is over 10 feet high. When they gave the permit did they ask for a license?

EJ – No. said under a particular footage you don't need.

WW- It is the building itself not the space being renovated.

RB – We sat down with building inspector. He gave us the advice that we needed. The type of building we have it is over a hundred years old there are a lot of conflicts. We don't have the space. We were under the guidance of the building commissioner.

WW- When did you buy?

RB – 19 years ago

WW – Was it a church?

RB – About 100 years ago. There have been a lot changes. We bought it from a printing co.

WW- it was not a church when bought.

RB – It was several other things before then.

WW- 22 and 23 is that from the city of Everett?

RB- our building had not been reappraised since we have been in there.

WW- they don't have an architect or CSL. Counseled by building official. Concerned no architect or CSL.

EJ – Building permit is on the site. We have a general contractor.

WW- Your plan is to put lift in back corner.

EJ – it will get you into the lower sanctuary not upper sanctuary.

Exhibit 3 was submitted – video of the church.

RB- The way church is set up in lower level we have to use every inch of space. In the lower sanctuary we have 2 60 inch televisions and can broadcast our services to the lower auditorium.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

We have visualization throughout the church. We have been mindful of accommodating guests and congregation. Chairs can be moved. We had to build platform and it extended further out than anticipated.

EJ- AAB 25

WW- The location of instruments was put there because you built the lift. What brought you here to AAB?

RB- There were concerns in the beginning. Have had meetings with building commissioner. Inspector was down last week and signed off. The concern was we didn't know we had to put a lift in.

WW- Did the inspector tell you that you need a lift

EJ- yes

RB – We originally talked about an elevator.

WW- The Board should have seen this before the work started.

RB - Sheet rock went up Friday.

WW- That is why I am asking questions on how people have let you get this far.

RB- We are not trying to not do something.

WW- An architect might have thought of other ways of doing this.

EJ – there is an existing toilet room going in upstairs AAB 15. The wall is supposed to be 90 inch we have 85 inches. I met with Mr. Hopkins and discussed this. We know we don't have the ideal situation but we are willing to make the changes necessary. It is an existing toilet room.

WW- want to not have access to sanctuary level.

RB- we are having a portable ramp to wheel chair into the sanctuary.

RS – that entrance is besides the pulpit. A portable ramp will facilitate that access.

Ww- how high above the ground

EJ – AAB 12, photo 5

WW- Probably a 8-10 foot ramp.

RS - Once they enter the area, the arrow on diagram leads towards the front of the building. If we were having any kind of food, etc. The conference room has been used to accommodate people.

RB- we have ushers and there are people around.

JD - what is underneath the conference room and

EJ – that would be office and finance room.

EJ- that is also a traffic situation there. Not an ideal situation.

JD - structural work.

WW- level change is part of it in the pulpit. Any others.

RB – it is all flat.

RB – it is more than 32 inches clear. I met with the contractor today. Decided to mak all the doors the same.

EJ – on AAB 57 the rear door opening does comply exceeds 32 inches. I submitted this to inspector before I submitted to the AAB

RB - we have to put a handrail there.

DG – are the existing rails compliant?

RB – There will be a handrail on the wall when it is put up. Continuous.

EJ- AAB 44 shows what we are describing. Wall on left hand side needs to be rebuild will have handrail. Both sides will have a rail.

JD– they have a structural engineer onboard. Need a set of plans showing all drawings.

DG – I agree with that because of nosings. Who drew AAB 55. EJ

EJ – when going for the permit they required the types of walls.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

DG - what was the lower level

RB- a fellowship hall. We have not done a lot just spruced it up. Two bathrooms, a kitchen and also another bathroom with shower. And furnace room.

DG- what is happening on 2nd floor AAB 29.

RB- that is where my office is.

DG - do people meet with you there?

RB - Sometimes.

AB- Building inspector accepted the winding stairs.

EJ – Yes. Not allowing us to reframe the stairs.

DG - Do you know occupancy lower level

EJ- 53

RG motioned to take the case under advisement. JD seconded, passed unanimously.

3:00pm –Somerville High School, 81 Highland Avenue, Somerville (V17-334) Variance Hearing
Exhibit #1 Hearing Package AAB 1- 51

RG JD WW PM AB DG JD

Erin Prestileo (EP) SMMA Civil engineer

Larraine Finnegan (LF) SMMA

Robert King (RK)

Chris Walenten (CW) Suffolk Construction

Sean Burke (SB) PMA Consultants

All parties were sworn in by the Chair.

LF- this is a long time coming for the renovation of the high school. A few issues are technology infeasible. The t stop will be behind the high school. There could be a few changes. Says we are requesting 7 but really requesting 4 but with multiple parts.

EP gave an overview of the site. AAB 39 grade along highland ranges from 95 – 88. To the west is School Street. Will include renovations to existing structure. AAB 40 has grades highlighted.

LF – This is an MSBA project. We have worked with mass historic. Salvaging items on building some will be incorporated into renovations.

First variance is AAB41 war memorial AAB 27 – 29

1927 war memorial has stairs, lobby elevation change and another set of chairs. We are fixing stone work and stairs, handrails will be accessible. Wanted to maintain integrity of building. Proving accessible route around the building to a new elevator. Asking for a variance. Mass historic might say we are not keeping with historic nature agreed to.
A walkway would also require a ramp.

DG – Are those doors open regularly or only when public events?

LF- The intent is they will be locked during normal day. Access it within the school. Certain events the door of auditorium will only be open.

DG - Will historic allow for signage.

LF – yes

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

DG – Will the railings be compliant?

Yes

AB – Will you be keeping the front doors?

LF – They will be replaced.

RG – What is the argument for not doing the lift and interior ramp? Closer to the main entrance.

LF - Historic is asking us to bring it back to original intent of historic restoration.

LF – if we did interior ramp we would need to corridor off some of the stairs.

DG - it has impact on space

JD motion to grant with condition of better signage and adequate lighting. DG seconded.

RG denied. Motion carried.

LF – second variance AAB 44 (81??)

Gym egress discharge. Coming from gym. Fire and police asked for alternative exit. The only way to get around is a set of stairs which requires a variance.

GLX platform elevation is in flux.

DG – is it an exit only?

Yes

DG what is up against the building?

LF – sublevel basement.

DG – would we require an area of refuge?

JD motioned to grant as presented. DG seconded, passed unanimously.

Variance 4

LF – the GLX platform is changing AAB 21 and AAB 46

Green line platform

LF – We have our submission to MSBA. Can't go forward without permits in place.

The new community CLX path will be accessible.

We are trying to not drive everyone up to the streets to go around. We are going to have to have an accessible route with stairs. People with disabilities will have to go around.

LF If you did the walk around are you proposing lighting. GLX is providing lighting along the community path.

3.5 mill for the ramp.

LF – we did put data in the package. The stairs are 1.3mill.

PM – if you do the ramp you don't have to do the stairs.

PM- Did you look into community preservation fund?

LF – MSBA would take off money from the grant.

JD motioned to grant as proposed. DG seconded, RG abstained, PM opposed. Motion passed.

LF – AAB 23 and 50

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Challenging site. There are lots of obstacles. We would like to have walkways with steps and adjacent ramps.

We are asking for a variance to have walkways with adjacent ramps.

We are realigning the driveways on Highland Ave.

DG – DO those align with any bus stops?

Proposing circular routes. If sidewalks are eliminated people will still walk up them.

DG - Will there be signs?

LF – Lots of signage.

PM motioned to grant. DJ seconded, passed unanimously.

23) Riviera 270 Huntington V18-008

Previously granted 2 variances and denied 1. They did a study and provided cost estimates and a narrative. Marble treads with metal risers. They can tack a filler under the nosings. We have allowed carpet before. Treads are marble with metal risers. Rear stair emergency egress and concrete treads. Listed on national historic. Stair modifications would have to be approved. Cost prohibitive.

DG motioned to deny. AB seconded, passed unanimously.

DG left the room

24) Hardy school V18-024

Concern is 3 years from completion.

Item 3 time request – 3 years from completion

JD motioned to grant the time relief until February 2021, with 6 month updates starting 1/1/19.

RG seconded. Passed unanimously.

DG back

Item 4

JD report number 2, 3, 4,16,28,30,39,58,59,60,65,67,68,72,73,79

JD motioned to grant as proposed. AB seconded, passed

Item 27 bathroom

JD motion to grant if beveled, if not bevel it must comply. RG seconded, passed.

Item 36

JD motioned to deny. AB seconded, passed unanimously.

Item 78

JD motioned to deny. RG seconded, passed unanimously.

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Variance 2 class room doors 19 and 35

JD motioned to grant. DG seconded. Passed unanimously.

Variance 3 lockers

JD motioned to deny. DG seconded, passed unanimously.

Variance 4

JD motioned to deny and lock the door and take hardware off. RG seconded, passed unanimously.

Variance 5 interior ramps

JD motioned to grant 41, 42, 43 ramps on the condition that door G47A is equipped with an automatic door opener. DG seconded.

Variance 6

JD motioned to grant with the condition of appropriate signage. RG seconded, passed unanimously.

25) Chicopee City Hall V18-015

Variance 1 nosings

JD motioned to deny. JD seconded, passed unanimously.

Variance 2

JD motioned to grant as amended on condition compliant wall handrails comply. DG seconded, RG abstained passed

Variance 3

JD motioned to grant as amended with the condition of automatic door openers. RG seconded. Passed unanimously

Variance 4

DG motioned to deny. DJ seconded, passed unanimously.

Variance 5

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

JD motioned to grant with the condition the lift complies with 521 CMR. RG seconded, passed unanimously.

Variance 6

RG motioned to deny. JD seconded, passed unanimously.

Variance 7 *JD motioned to grant on condition it doesn't exceed 3%. RG seconded, passed unanimously.*

Variance 8 *JD motioned to grant. RG seconded, passed unanimously.*

Folding grab bars

Variance 9

RG motioned to deny. JD Seconded, passed unanimously.

Variance 10 *RG motioned to grant JD seconded, passed unanimously.*

26) Cubesmart Storage, 18-20 North Montello Street, Brockton (V16-279)

Exhibit – Variance Application and associated documents

Mr. Hopkins presented the Variance Application and associated documents.

We received an amendment from project manager on Feb 5. Owner added a loading ramp on the second floor. We granted no vertical access requirement to second floor. Handrails do not comply.

PM motioned to grant. JD seconded, passed unanimously.

REVISIT Zion

RG motioned to order a stop order on the work and order a stamped set of architectural drawings and 521 CMR analysis on the property and no use of the basement. JD seconded. Passed unanimously.

DG motioned to expedite the decision. RG seconded, passed unanimously.

27) Yola Esther Update

Atty. sent email asking for abatement to be moved to a different date we asked for a variance request. Scheduled the abatement hearing. Asked to change the date. We will put the variance together for you to consider. \$822,000 fines.

DG motioned accept the minutes from the 2/5/2018 Board meeting. AB seconded, passed unanimously.

DG motioned to continue the list below. JD seconded, passed, unanimously.

The following cases were continued to the march 12, 2018 meeting do to time restrictions:

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Woods Hole Ferry Terminal, Foot of Railroad Avenue, Woods Hole (V16-170)
Ventfort Hall Building, 104 Walker Street, Lenox (V13-110)
First Parish Universalist Church, 630 Mass Avenue, Arlington (V14-111)
Greenfield Trial Court, 43 Hope Street, Greenfield (V17-167)
St. Mary's High School, 35 Tremont Street, Lynn (V17-153)
Boston Beer Company, 60 State Street, Boston (V18-005)
Exhibit – Variance Application and associated documents
Mr. Hopkins presented the Variance Application and associated documents.

Matters not reasonably anticipated 48 hours in advance of meeting.

Adjourn 5:00 p.m.

EXHIBITS

The New Mulcahey Elementary School, 24 Clifford Street, Taunton (V18-022)
Exhibit – Variance Application and associated documents

AFO Theatre, 22 Academy Street, Arlington (V18-026)
Exhibit – Variance Application and associated documents

Barn, 317 / 341 Virginia Road, Concord (V18-027)
Exhibit – Variance Application and associated documents

Tolles Parsons Center, 500 Washington Street, Wellesley (V18-028)
Exhibit – Variance Application and associated documents

Trammel Crow, 77 Boston Road, Billerica (V18-029)
Exhibit – Variance Application and associated documents

Chauncy Court, 18-26 Chauncy Street, Cambridge (V18-030)
Exhibit – Variance Application and associated documents

The Flying Church, 198 Main Street, Great Barrington (V18-031)
Exhibit – Variance Application and associated documents

Bank Building, 355 Main Street, Woburn (V18-032)
Exhibit – Variance Application and associated documents

Four Story Mixed Use, 145 Munroe Street, Lynn (V18-033)
Exhibit – Variance Application and associated documents

Five Story Mixed Use, 52 Temple Place, Boston (V18-034)
Exhibit – Variance Application and associated documents

Academy of Arts and Sciences Building, 28 Newbury Street, Boston (V18-035)
Exhibit – Variance Application and associated documents

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

Exhibit – Variance Application and associated documents
155 Dwelling Units, 30 Loring Boulevard, Plymouth (V18-036)

First parish Universalist Church, 630 Mass Avenue, Arlington (V14-111)
Exhibit – Variance Application and associated documents

Cubsmart Storage, 18-20 North Montello Street, Brockton (V16-279)
Exhibit – Variance Application and associated documents

14 David G. Mugar Way, 14 David G. Mugar Way, Boston (V17-306)
Exhibit – Variance Application and associated documents

Beaver Country Day School, 791 Hammond Street, Brookline (V17-336)
Exhibit – Variance Application and associated documents

Retro Fits at Various Locations, Auburn, Swansea, Brockton, Holbrook, Whitman (V17-326)
Exhibit – Variance Application and associated documents

Ramps at Various Locations, Auburn, Framingham, Gardner, Marlborough, Milford, Oxford
(V17-327)
Exhibit – Variance Application and associated documents

New 13 Story, 190-210 Pier 4 Boulevard, Boston (V18-001)
Exhibit – Variance Application and associated documents

Proposed Chiropractic Office, 1620 Beacon Street, Brookline (V18-018)
Exhibit – Variance Application and associated documents

Joe Milani, Kaestle Boos Associates, Inc.
Do rental / leasing costs contribute to the cost thresholds for compliance?
Exhibit – Advisory opinion

Multiple Family, Multiple Locations, Boston (V17-329) Variance Hearing
Exhibit #1 AAB 1-39
Exhibit #2 Drawing of proposed new laundry room 286 Roxbury Street.

Bishop Fenwick High School, 9 Margin Street, Peabody (V17-288) Variance Hearing
Exhibit #1 AAB 1-52

Zion Church Ministries, 757 Broadway, Everett (V17-323) Variance Hearing
Exhibit #1 Hearing Packet AAB 1-63
Exhibit #2 – Additional property card
Exhibit #3 – Video of interior and exterior of church

Somerville High School, 81 Highland Avenue, Somerville (V17-334) Variance Hearing
Exhibit #1 Hearing Package AAB 1- 51

Administrative Discussion and Incoming Case Review occurs throughout the course of the day.

